

4.64 acres/1.88 hectares

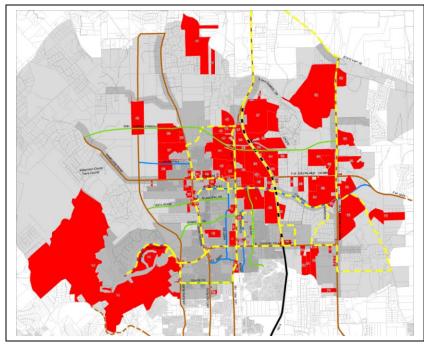
US 183 is .1 mile/.16 kilometers west

Utilities

Greenfield with some Commercial

Zoning – Light Industrial

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4.64 Acres/1.88 Hectares RDG Leander Drive I

Property								
Total Acreage: 4.64 acres/1.8 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M, R					
Location								
City: Leander			County: Williamson					
Address/Directions: 1502 – 1508 Lea Heights Section 3 (visible from the Ea						icts 2	& 3, Block B, Leander	
Within City Limits: Yes			Distance from City Limits: Not Applicable					
Distance to US Highways: .1 miles/.16 kilometers Distance to Interstate Highways: 8 miles/12.9 kilometers			Type of Zoning: Light Industrial					
Distance to interstate riighways.	inco/12.0 kilome		l					
General Site Information								
Previous Use of Site: Commercial	Genera	General Condition: E		Excellent		Dimensions: 400 x 512 feet/122 x 156 meters		
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete					
Adjoining Acreage Available: Yes	Adjoining Acreage Available: Yes Can Site		Yes		Lot Size:	ot Size: Negotiable		
Improvements			N (D-1		-1 D 10	0	Design Control Mater	
				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: This site is located in the middle of one of Leander's major industrial areas					
Fenced: No			Landscaped: No					
Located within an Industrial Park: No			Type of Business: Office/Warehouse, Office/Retail, Industrial					
Deed Restriction(s): No			Covenants: No					
Utilities	Water	Size of Neare	et Lines 16					
City of Leander Services: Department Engineering, (512) 528-2700	inches/	40.6 cm re: 40 psi/275			Sewer - Size of Nearest Line: 10 inches/25.4 cm			
Electric Service: Pedernales Electric Cooperative (PEC)	one: (830) 868-6	6041	Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, Size of Nearest			6 inch/15.2 c	Pressure:	ssure: Intermediate Pressure			
(512) 310-3810 Telecommunication Service: Pho	II one: (512) 870-4	1420 and/or	Facs: (512) 870-4475 (979) 595-2445			Fmail: mm2741@att.com		
	9) 595-2424	1450 and/or			anu/or			
Solid Waste Disposal: Pho			Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Clawson Disposal, Inc.						claws	ondisp@eartniink.net	
Sales Information								
Contact: Mr. Joseph Greene Phone: (5	12) 259-4959	259-4959 Facs: (512)		Email: joseph@reuniond		<u>com</u>	Web Site: http://www.reuniondg.c om	
Sales Price: \$880,000 with commission Owner Financing	on or \$850,000 v	without	Lease Price:	. Negotia	ble			
commission, Owner Financing Comments: Over 400 feet/122 meters			l e, one lot nort	h of East	Crystal Falls			
10.16 cm water tap, two 6 inch/15.24 c gallon/9,464 liter tank suitable for irriq make this property nearly square. Ph	cm wastewater t	taps and three r uses. Three	5/8 inch/1.59 -phase electri	cm water	r meters, fire	hydra	ants, well & 2,500	